

***PUBLIC HEARING – Amending Appendix A of the Orem City Code
pertaining to standard land uses in the various zones of the City***

VISION STATEMENT

(Orem State Street Corridor Vision Plan)

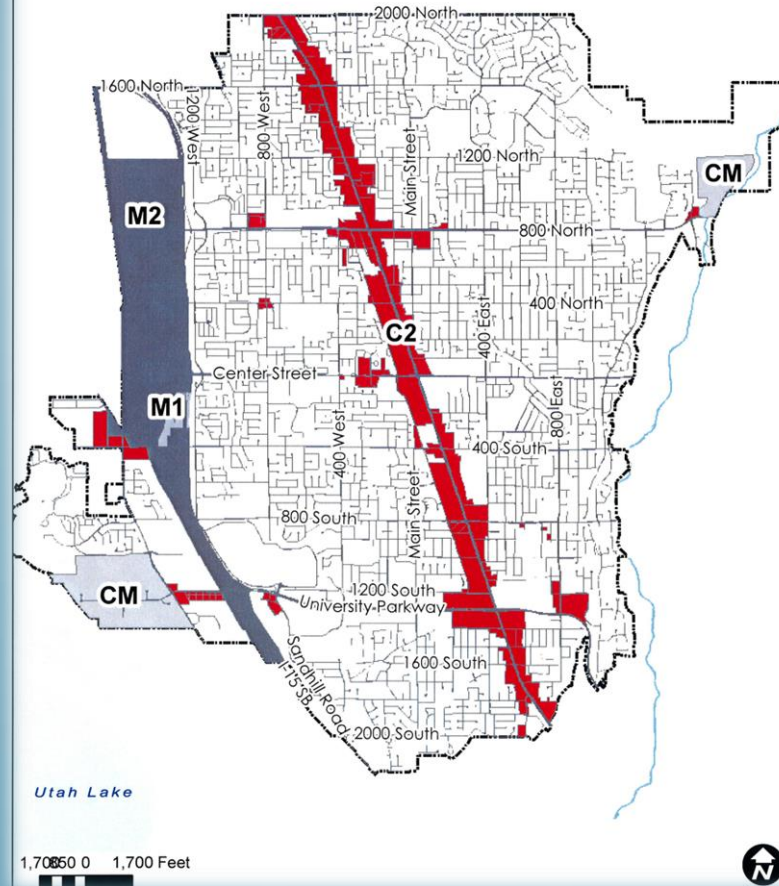
Create a dynamic and incremental framework to guide future growth throughout the State Street Corridor resulting in economic development initiatives, transportation solutions and enhanced community image and identity. The State Street Corridor will promote a family-friendly culture while becoming an attractive, urban lifestyle alternative for residents, businesses and visitors.



SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
0400	Mechanical Amusement	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	P	P	P	N	N
2190	Ice Manufacturing	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	P	P	P	P	N
2431	Cabinetry, furniture and fixture manufacturing	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	N	P	P	P	N
4110	Intermodal	N	N	N	N	N	N	N	N	N	N	<u>NP</u>	N	<u>NP</u>	N	N	N	N
5113	Tires & Tubes See 5520	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	P	N
5181	Commercial, Industrial, & Agricultural Machine Equipment & Supplies	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	P	P	P	P	N
5194	Tobacco & tobacco Products See 5944	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
5211	Lumber yards	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	P	P	P	P	N
5251	Farm Equipment	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	P	P	P	P	N
5944	Cigars – Cigarettes	N	N	N	N	N	N	N	N	N	N	P	P	P	N	<u>NP</u>	N	N
5980	Fuel & Ice Dealers	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	P	P	P	P	N
6112	Pawn Shops <u>22-14-21(C)</u>	N	N	N	N	N	N	N	N	N	N	P	N	N	<u>NP</u>	<u>NP</u>	N	N
6219	Chimney Sweep	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	<u>PN</u>	P	P	P	N
6232	Tattoos & Body Piercing	N	N	N	N	N	N	N	N	N	N	<u>PN</u>	N	<u>NP</u>	<u>NP</u>	N	N	N

[illegible]

C2, CM, M1 and M2 Zones



Advantages

- Eliminates uses that may be incompatible with the vision for State Street.
- Businesses that are made legal non-conforming by the proposed amendments could continue to operate at their current location as long as they don't change or expand the use.
- The uses that are proposed for elimination from the C2 zone would still be permitted in other zones in the City.

Disadvantages

- Businesses that are made legal non-conforming by the proposed amendments would not be allowed to expand.
- Uses that are made legal non-conforming by the proposed amendments may be limited to less desirable locations as viewed from their perspective.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Appendix A of the Orem City Code pertaining to permitted uses in the various zones of the City. Staff supports the recommendation of the Planning Commission.

A review of current business licenses shows eight businesses that will be affected by this change. Those business are:

- Wind Ridge Cabinets (SLU 2431 – M1, M2, CM)
- Wasatch Laminate (SLU 2431 – M1, M2, CM)
- Convicted Ink Tattoo (SLU 6232 – M1, M2)
- Forever Yours Tattoo (SLU 6232 – M1, M2)
- Arcane Art Tattoo (SLU 6232 – M1, M2)
- Bongo's Dog Resort (SLU 6517 – M1, M2)
- Siggys Paradise (SLU 6517 – M1, M2)
- Nyman Ski and Snowboard Rental (SLU 7412 – eliminated – added as part of the Cascade Golf Course while in operation)